



***Town of Tyngsborough
Planning Board***
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
February 19, 2015
APPROVED

Attachments:

1. Meeting Agenda
2. Special Permit Application for 50 Westford Rd. at Potash Hill Rd. Lot B (Mass Crane & Hoist) – 1/15/15
3. Potash Hill Rd. Lot B (Mass Crane & Hoist) Overview Plan – 2/19/15
4. Mass Crane & Hoist Existing Building Photograph – 2/19/15
5. David E. Ross Associates, Inc. Report for Potash Hill Rd. Lot B (Mass Crane & Hoist) – 2/17/15

Members Present: Steve Nocco, Chairman
Kimberly O'Brien, Vice Chairman
Caryn DeCarteret
Tom Delmore
Pat Sands, Associate Member
Jesse Johnson, David E. Ross Associates

Members Absent: Steve O'Neill

7:05pm - Meeting called to order by Chairman Steve Nocco

7:07pm **50 Westford Rd. at Potash Hill Rd. Lot B (M21, P23-1, Lot B)** – Potash Properties, LLC, applicant, request for a Special Permit under the provisions of Section 4.11.00 of the Tyngsborough Zoning By-Laws to construct a 45,500 s.f. major industrial complex to be known as Mass Crane & Hoist. *Advertised in the Lowell Sun on Thursday February 5, 2015 & Thursday February 12, 2015.*

Chairman S. Nocco announced that Associate member Pat Sands will be participating in this hearing.

T. Delmore: Motion to waive the reading of the abutters list and legal notice

C. DeCarteret: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

Atty. Peter Nicosia, engineer Doug Lees, and applicant Darryl Wickens appeared before the Board. Mass Crane & Hoist owner George Frost was not in attendance. Atty. Nicosia began by explaining that the 31.65 acre parcel was recently subdivided in to 3 parcels. The parcels will be developed in three phases. Phase 1 is the current proposal of developing the 8.87 acre parcel with a 45,500 s.f. major industrial building to be known as Mass Crane & Hoist. The second Phase will be on the 17 acre lot which would be home to the new Tyngsborough Sports Center. Phase three is the four acre parcel which does not have a defined use yet.

Mass Crane & Hoist currently operates on Progress Ave. where they fabricate and install bridge cranes & monorails. Owner George Frost wishes to expand his business to a larger building in order to accommodate the fabrication of larger equipment. The road expansion would be built to roadway specifications detailed in Tyngsborough's Subdivision Rules & Regulations.

Board engineer J. Johnson reviewed the plans and issued a very lengthy list of issues that must be addressed. Doug Lees indicated that he is currently revising the plans per J. Johnson's comments and subsequently submitted an overview plan that showed a couple of the changes. He went on to say that they will be filing for a stormwater permit with the Conservation Commission, and an on-site septic system with the Board of Health. He added that if sewer becomes available, they will hook-up to that.

In addition to J. Johnson's report, the Board noted concerns with traffic, noise, road completion, construction timeline, and hours of operation, and urged the applicant to be cognizant of those issues. Abutters from 45 Steinbeck St., 11 Dickens Lane, 17 Dickens Lane, and 19 Dickens Lane voiced their opposition to the project noting concerns with traffic, noise, diesel fumes from delivery trucks, blasting, drainage, and the close proximity of the building to their homes. 100 & 300 Potash Hill Rd. owners also voiced their opposition to the project noting traffic, building aesthetics, and road access. Atty. Nicosia assured the Board that they would be "going back to the drawing board" to address all of these concerns.

T. Delmore: Motion to continue this hearing to March 5, 2015 at 7:00pm.

P. Sands: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

ADMINISTRATIVE

The January 15th & 26th, 2015, and the February 5, 2015 minutes were tabled until the next meeting.

8:05pm

T. Delmore: Motion to adjourn

P. Sands: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

Minutes respectfully submitted by,
Pamela Berman
Planning Board Administrative Assistant